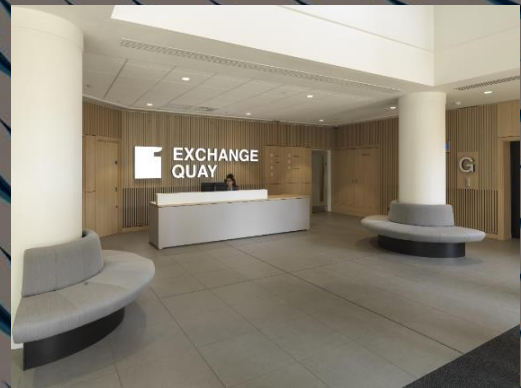


1 EXCHANGE QUAY

Trafford Road, Salford Quays, M5 3EQ

Fitted and Furnished Accommodation



Property Description

Ground Floor office premises within the Exchange business district. The specification includes:

- LEDs
- Open plan configuration
- Full access raised floors with integral floor boxes
- DDA compliant
- Male, Female, WCs and Showers
- Available with existing fitout
- Car Parking Ratio of 1:250 @ An Additional Cost TBC
- 28 Spaces allocated
- On-site café
- Manned Ground Floor Reception

Floor Area

Floor	Net internal area (sq m)	Net internal area (sq ft)
Ground	970	10,438

EPC: Available on request

Viewings: Strictly by appointment only.

For more information, please contact:

Harry Skinner

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M: 07775 711136

Jenson Smith

E: Jenson.Smith@cushwake.com

M: 07780 285952

1 Marsden Street

Manchester

M2 1HW



Location: Located within Salford Quays, the Exchange accessible by a variety of methods. It benefits from an adjoining Metrolink stop, Exchange Quay. It's also served by a variety of bus routes, and within walking distance to Salford Crescent Train Station (2 miles). Manchester Airport is also within 10 miles.

Amenities: There are a number of amenities on site, such as a café, post office, convenience store and a nursery. The building is also located within walking distance from a Co-op, Puregym, and White City Retail Park that host M&S, Costa, and many more.

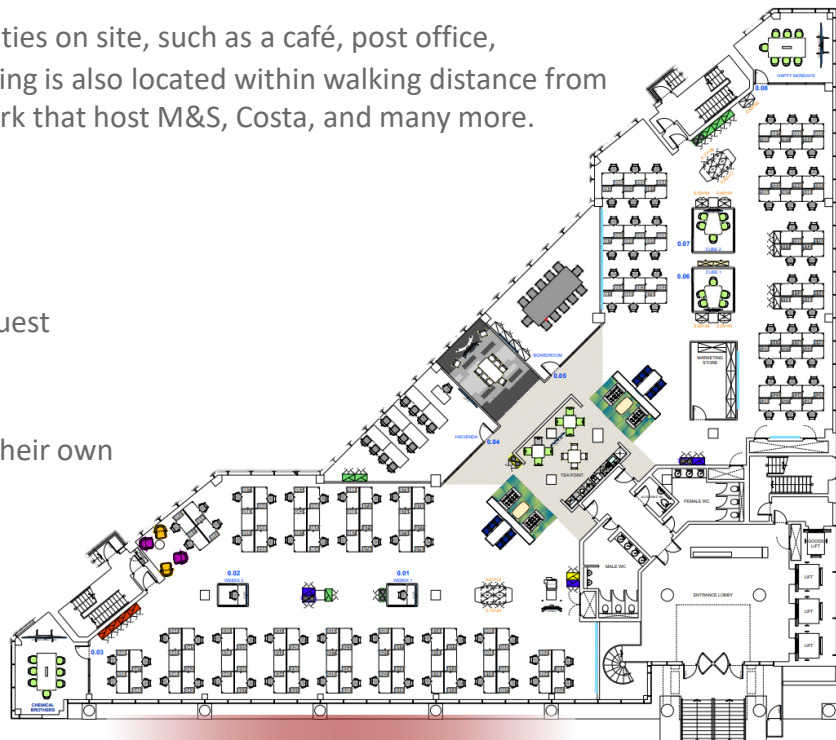
Rent: On Application

Service Charge: £9:36*

Rates: Available on Request

Planning: Class E

Legal: Each party pays their own



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